

# 319.484+/- Acres Coleman County

Don't let these 320 acres pass you by. This raw land is ready for so many uses. Hunting white tail deer, quail, dove, and pigs. There are fences in place but would need a few repairs and be ready to run cattle or horses. There are 3 ponds and seasonal creeks to supply water for stock. There is water and electricity at the road on the north end of property off CR 182. With large trees on property there are many secluded building locations for your new home away from it all. Many pastures are cleared and ready for hay or other crops. Seller is also willing to split property up into two smaller lots. MLS 20760629 is 100 acres and MLS 20760648 is 50 acres pulled out of the 319.5 acres if a smaller property would better fill your needs.



## 1,945,000

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225 SW 5<sup>th</sup> Street  
Cross Plains,  
Texas 76443  
254-725-4181



601 I-20 Frontage  
Cisco, Texas  
76437  
254-442-4181

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- County – Callahan
- Schools –Cross Plains I.S.D.
- Surface Water – 3 Tanks/Ponds & Creek
- Well – N/A
- Outbuildings – N/A
- Soil Type –Sandy Loam & Silty Clay
- Terrain – Rolling Hills & Flat
- Hunting – Whitetail, Dove, Quail, Hogs, Turkey and Duck
- Ag Exempt – Yes
- Taxes – \$108
- Price Per Acre –\$6,088
- Price – \$1,945,000
- MLS – 20760576



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